

HASTIN^{LEGAL}&S



16 Bennecourt Crescent

Coldstream, TD12 4BX

Offers Over £335,000





A deceptively spacious and versatile home set within a sought-after development, offering flexible accommodation of up to four bedrooms and beautifully presented throughout. Featuring a generous dual-aspect living space, charming conservatory, and a well-landscaped garden with mature fruit trees.



16 BENNECOURT CRESCENT

Set within a highly sought-after and well-established development, 16 Bennecourt Crescent enjoys a delightful position and offers surprisingly spacious and adaptable family living. This appealing home has been thoughtfully arranged to provide flexible accommodation, perfectly suited to modern lifestyles. With the potential for up to four bedrooms, including two conveniently located on the ground floor (one currently utilised as an elegant dining room), the layout can easily be tailored to suit a range of needs from growing families to those seeking single-level living options.

Throughout, the property is presented in excellent condition and has been tastefully decorated in soft, neutral tones, creating a bright, airy, and welcoming atmosphere. The principal living space is a particular highlight: a generously proportioned lounge/dining room that spans the full width of the property, enhancing the sense of openness and natural light. This inviting space benefits from a dual aspect, with French doors leading seamlessly into a charming conservatory—ideal for relaxing while enjoying views of the garden.

Externally, the property continues to impress. A substantial garage, complemented by a separate workshop with stove, providing superb storage and practical workspace - perfect for hobbies or additional utility needs. The beautifully landscaped garden is a true feature of the home, thoughtfully designed and well maintained. It boasts a selection of mature fruit trees, including cherry, apple, and pear, alongside a greenhouse for keen gardeners.

A paved patio area offers an ideal setting for outdoor dining and entertaining, making the most of the peaceful surroundings. Altogether, this is a versatile and well-presented home in a desirable location, offering both comfort and practicality with a wonderful connection to its outdoor space.

LOCATION

Coldstream is known as the gateway to Scotland, set on the banks of the River Tweed with Coldstream Bridge linking Scotland to England. With a rich history, Coldstream is the home of the Coldstream Guards Regiment. • Amenities: The town has all day to day amenities including a co-op, pharmacy, Dr Surgery, café's, restaurants, a number of independent shops and a local museum depicting the towns heritage and history. The Hirsell county estate lies to the edge of the town with a lovely café and homestead as well as a wealth of woodland and countryside walks • Schooling: Coldstream has its own primary school with early learning facilities and the secondary school is at Berwickshire High School, Duns (10 miles) • Population: Approximately 2000 • Transport connections: Coldstream lies on the A697 which connects to Edinburgh in the North (approx. 50 miles) and Northumberland to the south. Local train connections on the East Coast rail-line at Berwick Upon Tweed (15 miles).

HIGHLIGHTS

- Flexible four-bedroom layout
- Bright dual-aspect living
- Conservatory with garden views
- Landscaped mature garden
- Garage and workshop with stove

ACCOMMODATION SUMMARY

Ground Floor: Entrance hall, sitting/diningroom, conservatory, kitchen, utility room, two bedrooms, WC. First Floor: master bedroom with ensuite, bedroom, family bathroom.

SERVICES

Mains gas, electricity, water and drainage. Gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY

Rating B.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

TENURE

Freehold

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MARKETING POLICY

Offers over £335,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



